



**Trinity City Council
Special Called Meeting
Thursday, January 4, 2007**

6:30 P.M.

The Special Called Meeting of the Trinity City Council was held on Thursday, January 04, 2007, at Trinity City Hall, 6701 NC Highway 62, Trinity. A quorum was present.

MEMBERS PRESENT: Mayor Frances Andrews, Council members Karen Bridges, Phil Brown, Barbara Ewings, Barry Lambeth, Bob Labonte, Dwight Meredith, Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: None

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Administrator, Adam Stumb; City Clerk/FO, Debbie Hinson; Randy McNeill, Davis-Martin-Powell and Associates; Members of the Press; and other interested parties.

ITEM 1. Call to Order

Mayor Andrews called the January 04, 2007 Special Meeting of the Trinity City Council to order at 6:30 pm.

ITEM 2. Land Development Plan

Mayor Andrews advised Council members that she would be calling on each member to voice any opposition to the Land Use Plan.

Council member Ewings: Member Ewings stated that she did not have opposition but did have concerns. It was her feeling the committee had brought to Council recommendations and that Council would be making a decision that would affect all of Trinity for the rest of our lives. If we are going to do this 2 years is not that long. Council member Ewings stated that she wanted a Land Use Development Plan but she did not want the Plan as it was presented to Council and wanted to tweak it. She was opposed to the strictness of this plan. She discussed cluster housing and stated that she would like to see cluster development but not necessarily in the area that was identified in the plan for this type of development. We need an area for cluster development but not the entire city.

Council member Lambeth: Council member Lambeth stated that he had no major objections to the Plan.

Council member Brown: Council member Brown discussed the statement that must be made by Council concerning the action taken by Council and if the action was reasonable and in the public interest. He asked if this meant that Council must reply to the State. Manager Bailie advised Council member Brown that no written statement needed to be provided to the state. Council member Brown stated he wanted to see some Planning and Zoning maps since the map he had was 8 or 9 years old. He discussed the comment made in the newspaper by a citizen comment regarding changes and how the changes would be made. Will they be made according to who it is or will it be consistent with the Planning/Zoning Map. We have a Planning/Zoning Board that does a good job but there has been nothing in concrete to go by. He discussed the possible annexation Council had been discussing and how this development did not agree with what this plan called for. This plan calls for less density the further south that you go. We have received figures

presenting 3 houses per acre. If we are not going to stick to the recommendations from the beginning then I do not have a lot of faith in this plan.

Council member Meredith: Council member Meredith had concerns with the payment of taxes on the greenways and who would be responsible for paying them. He also had a question if all subdivisions would be mapped out the same way. It was his opinion that not everyone would want someone walking through their yard. He also had concerns with Old Town and New Town. It was a concern with Council member Meredith that the business district of Trinity was located up and down NC Highway 62 from the City Limits of Archdale to Meadowbrook Road. This is the area that they have proposed to reduce the size of lots. He also expressed his concerns about the possibility of making this area a historic district or the start of a historic commission.

Mayor Andrews shared her conversation with persons in Raleigh and had been informed that Trinity could not have a historic district. There is not enough college history left in this area to have a historic district.

The next concern addressed by Council member Meredith was the Implementation Committee. He objected to the proposed set up. It was his feeling that Council should be responsible for any changes.

Council member Bridges: No concerns or problems with the Plan.

Council member Labonte: It was Council member Labonte's opinion that a Land Use Plan was needed and that he was not against the adoption of a Land Use Plan. Council member Labonte stated he was not satisfied with the way this proposed plan was written. He discussed the wording used on the map such as the Employment Center and the confusion this could cause. It was his opinion that the City did not need to be divided into Old Town and New Town and felt this could divide the citizens. It was his opinion that a lot of persons did not believe in this plan and discussed comments from staff concerning the permanency of this plan. He also discussed a section concerning Cluster Development with 7 homes per acre. It was his opinion that residents in Trinity did not want 7 homes per acre. The next concern he discussed was greenways and parks and the safety issues involved. It was his opinion that once this was adopted it would be difficult to change. It was his opinion that the basic theory of the Plan was good and the overall Plan would have been great if no development had been here. NC Highway 62 can not be changed.

Council member Talbert: It was Council member Talbert's opinion that the purpose for this plan was to promote high density development and clean up Old Town. He discussed his feelings concerning new urbanism and provided handouts to Council that spoke about this type of development. It was Council member Talbert's opinion the Land Use Plan was developed using new urbanism standards. He discussed the R6 Zoning proposed in this plan and his dislike of this zoning. He asked that R6 Zoning be deleted throughout the Land Use Plan. He also discussed the uses as listed on page 89 and how high density development played a part in this section as well. Council member Talbert stated he felt the Land Use Plan needed to be more flexible than what was presented in the current plan and that staff needed to be devoted to things like recruiting new businesses into the City of Trinity. In closing Council member Talbert stated that he was bitterly opposed to the Land Use Plan as presented.

Council member Reddick: Council member Reddick stated that she had no changes to recommend.

After input from each Council member discussion was continued between Council, Mayor Andrews, and Manager Bailie concerning some of the comments made for changes. There was further discussion concerning how Council would like to proceed with this plan. Council member Labonte stated this was a good plan however there needed to be some changes made. Council member Bridges discussed the procedure used by the Land Use Committee in the development of the plan. Council members and Manager Bailie discussed Cluster Development as presented in the plan. Manager Bailie advised members that it was not suggested by the Committee that intensive development be allowed throughout the City. Specifying where the City wants different types of development is part of the purpose of the Land Use Plan. It does not dictate where specific development goes because that is taken on a case by case basis. The Land Use Plan visually shows where certain types of development would be acceptable. When a zoning case comes through, the ultimate decision is Council's.

Council member Bridges asked for Councils feeling on this plan if all reference to a Historic District, Implementation Committee, and R-6 Zoning were removed from the current plan. She asked if everyone would be happy and vote for the Land Use Plan if these 3 things were taken out.

Council member Ewings discussed how this would affect the entire Plan when these items were removed and how the plan would fit back together if these were removed. She felt Council member Bridges suggestion was good and stated that she felt Council should take Council member Bridges suggestions and read the plan again and see how the plan would be if these items were removed. There was further discussion concerning Cluster Development and some Council members concerns with this type of development.

Council member Labonte discussed his concerns with the open spaces required in developments and how taxes would be collected on these areas. He discussed the maintenance that would be needed for these areas. Manager Bailie discussed with Council her understanding about how Cluster Development worked in this situation. Cluster Developments typically have the same number of homes as in the traditional development they are just built on smaller lot sizes. As far as the tax value goes the property tax is still attributed to the same number of homes, they are just in a more condensed area rather than having a one (1) acre or (1/2) acre housing development that takes up the entire area. The developers discuss why Cluster Development is cheaper to develop but enhance the price value of the homes because of the dedicated open space that will be in the development forever. Residents do not have to worry about something being built in the dedicated open spaces. She also discussed how maintenance of open spaces would revert to the Homeowners Association unless the City accepted the dedicated open space.

Council member Labonte suggested that Council members review the Land Use Plan and make more detailed notes concerning changes if any that they would like to see incorporated into the plan. Council member Labonte advised members that he would help the Mayor make a list of all the concerns received and try to streamline this plan.

Mayor Andrews stated that she would be glad to sit down with Council member Labonte and try to address the concerns submitted. Council member Ewings felt that all Council members should review the document and make any changes they felt was needed and that Council should come back together as one body to discuss the changes and discuss them together.

Council member Lambeth discussed his experience through an acquaintance concerning Cluster Development and Custom Homes. It is up to discretion of Council where we want to allow this type of development; however, there are persons who want to live in Cluster Developments as well as those who want to live in a rural residential area.

Council members discussed the changing of the wording of Old Town and New Town and possible suggestions for the changes.

After further discussion, Mayor Andrews asked that each Council member take their copy and highlight what they would like to have changed or removed from the proposed plan. After this is done we could make a list of the changes and then Council could meet and discuss the proposed changes as a whole.

After further discussion, Mayor Andrews called for a consensus that each Council member would mark their copy of the Land Use Plan with changes they would like to see made.

There was a consensus that Council members turn in their suggested changes at the City Council Meeting on January 16, 2007 but no discussion would take place concerning the Land Use Plan.

ITEM 3. Closing Comments from Mayor and Council

Council member Labonte and Manager Bailie discussed problems with 4-wheelers driving into the Steeplegate Subdivision and how the Sheriff's Office planned to handle this. Manager Bailie advised Council that she had discussed this problem with Sheriff Reid and he advised me that the Sheriff's Office will respond to the call.

ITEM 4. Closing Comments from City Manager and Staff

Manager Bailie discussed the following items:

Retreat

Manager Bailie advised members the date set for the Retreat was February 03, 2007. She asked members if they wanted to keep the Annual Retreat at the Radisson or look for alternate sites. It was the consensus of Council that they were satisfied with the Radisson but was not opposed to an alternate site as long as it was comparable with the Radisson.

Chamber Annual Dinner

Manager Bailie asked for confirmation on the number of Council that planned to attend this function in order to make the reservations. She also advised members this would be a masquerade ball.

ITEM 5. Adjournment

With no further items to discuss, Mayor Andrews called for a motion to adjourn the January 04, 2007 Special Called Meeting of the Trinity City Council.

Motion by Council member Ewings to adjourn the January 04, 2007 Special Called Meeting of the Trinity City Council at 7:42 pm, seconded by Council member Meredith and approved unanimously by all Council members present.

These minutes were approved as written by the Trinity City Council at their January 16, 2007 Regularly Scheduled Meeting upon motion by Council member Bridges, seconded by Council member Labonte and approved unanimously by all Council members present.